

**THE VILLAGE AT BENTLEY PARK HOMEOWNERS ASSOCIATION
BOARD BUDGET MEETING MINUTES
November 9, 2016**

Call to Order

The meeting was called to order at 5:31 p.m. by Judy Ginnis, President of The Village at Bentley Park Homeowner's Association who acted as Chairperson. Peggy Semsey of Management and Associates was present and served as Recording Secretary.

Calling of the Roll

The roll was called and other Board members in attendance were: Marlene Nachman, Seless Emanuels, Mallorie Renker and Jean Strickland. A quorum was established. Proof of notice of meeting was established and is part of these minutes.

Reading and disposal of any unapproved Meeting Minutes – It was,

ON MOTION: Duly made by Mallorie Renker, seconded by Marlene Nachman and carried unanimously.

RESOLVE: To waive the reading and approve the minutes from the May 11, 2016, Board Meeting.

ON MOTION: Duly made by Marlene Nachman, seconded by Jean Strickland and carried unanimously.

RESOLVE: To waive the reading and approve the minutes of Special Board of Directors Meeting held on September 21, 2016.

Treasurer's Report

Seless requested that the \$7.00 check owed to Carolee Carlson to niece in Washington State be taken off the books.

Collection Status Report – Tabled

- a. Foreclose on Lien Accounts

Unfinished Business

Ray Duncan Gate Valve Estimate – Tabled

Ratify Affordable Work Order – Crimmins \$500.00, it was,

ON MOTION: Duly made by Seless Emanuels, seconded by Mallorie Renker, and carried unanimously.

RESOLVE: Accept Affordable Work Order for Crimmins in the amount of \$500.00.

Tree Trimming and Removals (red and green) – Tabled

- Peckerheads \$8,450.00
- Pro Line \$35,000
- Rinker Tree Service

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New Business

- Ratify Gulfcoast Concrete Service, Estimate \$5,694.00 – It was,

ON MOTION: Duly made by Seless Emanuels, seconded by Marlene Nachman and carried unanimously.

RESOLVE: Accept proposal submitted by Gulfcoast Concrete Service in the amount of \$5,694.00.

- Adopt Budget 2017 – It was,

ON MOTION: Duly made by Seless Emanuels, seconded by Marlene Nachman and carried unanimously.

RESOLVE: Adopt the 2017 Budget as presented.

- Proline Estimate to Clean Irrigation Heads – It was,

ON MOTION: Duly made by Marlene Nachman, seconded by Seless Emanuels and carried unanimously.

RESOLVE: Ratify Proline to clean the irrigation heads.

FPAT Cost Appraisal \$1,350.00

Seless Emanuels stated that the insurance company gives an estimate of the condo appraisal and felt the FPAT appraisal was not necessary.

ON MOTION: Duly made by Seless Emanuels, seconded by Mallorie Renker and carried unanimously.

RESOLVE: FPAT Appraisal is not necessary.

- 2399 and 2395 Drywall Estimates,
 - ❖ Dolfan Construction - \$4,500.00
 - ❖ Disaster Restoration \$2,925.00

ON MOTION: Duly made by Seless Emanuels, seconded by Marlene Nachman and carried unanimously.

RESOLVE: Ratify estimates as presented.

DRC Approvals,

- 1) 2403 Paint
- 2) 2450 Siding
- 3) 2575 Sun Room
- 4) 2590 Siding
- 5) 2637 Paint
- 6) 2728 Extend Screen Room

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ON MOTION: Duly made by Marlene Nachman, seconded by Mallorie Renker and carried unanimously.

RESOLVE: To approval the above listed DRC Applications as submitted.

Aaron Silberman's Estimate to Amend Documents – There was a discussion on the proposed changes by attorney Michael Brudny. Discussion of Insurance Amendment proposed by Cianfrone at the next meeting.

The next Board Meeting to be determined. The Annual Meeting of the Members will be held on January 18, 2017.

Adjournment

With no further business to come before the Board it was,

ON MOTION: Duly made by Marlene Nachman, seconded by Jean Strickland and carried unanimously.

RESOLVE: To adjourn the meeting at 6:02 p.m.

Respectfully submitted by,
Vickie McCarty, Association Manager

Approved by,
Judy Ginnis, President
